




G01/220 Melrose Drive, Phillip

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Modern Ground-Floor Unit with Private Courtyard

Step into modern living with this stylish ground-floor apartment, designed for both comfort and convenience. Soak up natural light through floor-to-ceiling windows, enjoy seamless indoor-outdoor living with your own private courtyard, and take advantage of the impressive resident facilities including a pool, cinema, gym, and rooftop terrace.

This unit features:

- Open plan combined living & dining with floor to ceiling windows
- Galley style kitchen with stone benchtops, electric cooking, dishwasher & good storage
- Main bedroom with built-in mirrored robes
- Reverse cycle heating and cooling for year-round comfort
- European laundry with dryer; CAT 5 cabling
- Courtyard with access from living
- 1 secure carpark & storage cage with lift access

The complex includes:

- Lap pool
- Sauna
- Resident private cinema
- Co-working spaces

FOR RENT

Please Call

AGENTS

Regina Kon

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AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Contemplative rooftop terrace
- Fitness studio
- Bar club lounge
- Chef's kitchen & dining room

Enjoy walking distance to the Woden Town Centre, future CIT and light rail, The Canberra Hospital and ACT Government offices. Lifestyle and living conveniences are truly endless here.

The Conditions:

- Available Now
- Tenants are required to seek lessors' consent to keep pets
- EER 5
- This property complies with the minimum ceiling insulation standard

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ Hooker Weston Creek does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.pdf

MORE DETAILS

Property ID	HMJH5W
Property Type	Unit
EER	5

Regina Kon

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